



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/26/2025 6:57:51 AM

General Details							
Parcel ID:	010-0930-00010						
Document:	Abstract - 01367602						
Document Date:	11/12/2019						
Legal Description Details							
Plat Name:	DULUTH PROPER 1ST DIVISION EAST 1ST STREET						
	Section	Township	Range	Lot	Block		
	-	-	-	0001	-		
Description:	Lots 1 AND 3 AND the Southwesterly 10.00 feet of Lot 5						
Taxpayer Details							
Taxpayer Name	ROERS INVESTMENTS LLC						
and Address:	2 CARLSON PKWY N STE 400 MINNEAPOLIS MN 55447						
Owner Details							
Owner Name	ROERS LAKE & FIRST LLC						
Payable 2025 Tax Summary							
	2025 - Net Tax			\$86,910.00			
	2025 - Special Assessments			\$0.00			
	<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$86,910.00</b>			
Current Tax Due (as of 4/25/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$43,455.00	2025 - 2nd Half Tax	\$43,455.00	2025 - 1st Half Tax Due	\$43,455.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$43,455.00		
<b>2025 - 1st Half Due</b>	<b>\$43,455.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$43,455.00</b>	<b>2025 - Total Due</b>	<b>\$86,910.00</b>		
Parcel Details							
Property Address:	5 E 1ST ST, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	-						
Assessment Details (2025 Payable 2026)							
Class Code (Legend)	Homestead Status	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
205	0 - Non Homestead	\$191,900	\$4,431,000	\$4,622,900	\$0	\$0	-
233	0 - Non Homestead	\$5,300	\$508,300	\$513,600	\$0	\$0	-
<b>Total:</b>		<b>\$197,200</b>	<b>\$4,939,300</b>	<b>\$5,136,500</b>	<b>\$0</b>	<b>\$0</b>	<b>67308</b>



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## Land Details

<b>Deeded Acres:</b>	0.00
<b>Waterfront:</b>	-
<b>Water Front Feet:</b>	0.00
<b>Water Code &amp; Desc:</b>	P - PUBLIC
<b>Gas Code &amp; Desc:</b>	P - PUBLIC
<b>Sewer Code &amp; Desc:</b>	P - PUBLIC
<b>Lot Width:</b>	110.00
<b>Lot Depth:</b>	140.00

The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx>. If there are any questions, please email [PropertyTax@stlouiscountymn.gov](mailto:PropertyTax@stlouiscountymn.gov).

### Improvement 1 Details (Office/apt)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.																		
OFFICE	1922	7,000	35,000	-	-																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>5</td> <td>140</td> <td>50</td> <td>7,000</td> <td>BASEMENT</td> </tr> <tr> <td>BMT</td> <td>1</td> <td>50</td> <td>140</td> <td>7,000</td> <td>FOUNDATION</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	5	140	50	7,000	BASEMENT	BMT	1	50	140	7,000	FOUNDATION
Segment	Story	Width	Length	Area	Foundation																		
BAS	5	140	50	7,000	BASEMENT																		
BMT	1	50	140	7,000	FOUNDATION																		

### Improvement 2 Details (Office/apt)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.																		
OFFICE	1910	5,200	15,600	-	-																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>3</td> <td>20</td> <td>10</td> <td>200</td> <td>FOUNDATION</td> </tr> <tr> <td>BAS</td> <td>3</td> <td>100</td> <td>50</td> <td>5,000</td> <td>FOUNDATION</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	3	20	10	200	FOUNDATION	BAS	3	100	50	5,000	FOUNDATION
Segment	Story	Width	Length	Area	Foundation																		
BAS	3	20	10	200	FOUNDATION																		
BAS	3	100	50	5,000	FOUNDATION																		

### Improvement 3 Details (Plot)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
PARKING LOT	0	900	900	-	A - ASPHALT												
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Segment	Story	Width	Length	Area	Foundation												
BAS	0	45	20	900	-												

### Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
11/2019	\$1,250,000 (This is part of a multi parcel sale.)	234811
10/2005	\$800,000 (This is part of a multi parcel sale.)	170239
02/2001	\$575,000 (This is part of a multi parcel sale.)	138689



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Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	205	\$182,000	\$4,203,900	\$4,385,900	\$0	\$0	-
	233	\$5,100	\$482,300	\$487,400	\$0	\$0	-
	<b>Total</b>	<b>\$187,100</b>	<b>\$4,686,200</b>	<b>\$4,873,300</b>	<b>\$0</b>	<b>\$0</b>	<b>63,822.00</b>
2023 Payable 2024	205	\$177,100	\$4,090,400	\$4,267,500	\$0	\$0	-
	233	\$4,900	\$469,200	\$474,100	\$0	\$0	-
	<b>Total</b>	<b>\$182,000</b>	<b>\$4,559,600</b>	<b>\$4,741,600</b>	<b>\$0</b>	<b>\$0</b>	<b>62,076.00</b>
2022 Payable 2023	205	\$163,400	\$3,774,400	\$3,937,800	\$0	\$0	-
	233	\$4,600	\$433,000	\$437,600	\$0	\$0	-
	<b>Total</b>	<b>\$168,000</b>	<b>\$4,207,400</b>	<b>\$4,375,400</b>	<b>\$0</b>	<b>\$0</b>	<b>57,225.00</b>
2021 Payable 2022	233	\$45,400	\$816,900	\$862,300	\$0	\$0	-
	205	\$181,400	\$1,716,500	\$1,897,900	\$0	\$0	-
	<b>Total</b>	<b>\$226,800</b>	<b>\$2,533,400</b>	<b>\$2,760,200</b>	<b>\$0</b>	<b>\$0</b>	<b>40,220.00</b>
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$87,134.00	\$0.00	\$87,134.00	\$182,000	\$4,559,600	\$4,741,600	
2023	\$85,318.00	\$0.00	\$85,318.00	\$168,000	\$4,207,400	\$4,375,400	
2022	\$69,262.00	\$0.00	\$69,262.00	\$226,800	\$2,533,400	\$2,760,200	

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